MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Victoria Railway Station, Refreshment Room

Address Line 1

Long Millgate

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 1WY

Description of site location must be completed if postcode is not known:

Easting (x)

383991

Northing (y)

399012

Description

Applicant Details

Name/Company

Title

MR

First name

LEE

Surname

THOMAS

Company Name

SSP GROUP UK

Address

Address line 1

32 Jamestown Road

Address line 2

Address line 3

Town/City

London

County

Country

UK

Postcode

NW1 7BY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

MS

First name

LISA

Surname

MOSS

Company Name

STUDIO DUNCALF

Address

Address line 1

150 FLEET STREET

Address line 2

Address line 3

Town/City

LONDON

County

Country

GB

Postcode

EC4A 2DQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Internal refurbishment which will include works to the bar serveries (this is a later addition): Main bar: front bar counter to be repositioned forward slightly and reclad with timber panelling. No fixing to mosaic walls. The existing (later addition) back bar shelving will be replaced with arched painted timber back bar fitting with bottle shelves, antique mirror, brass glass hangers and fiddle rails, and white tiles. Pendant light fittings to be replaced in same positions. Bulkhead signs to be replaced with oak-framed antique mirror panelling.
Secondary bar (not currently used): to be overclad to match main bar finishes and atimber framed screen of reeded glass panels added to the counter top to create additional perch seating and a small drop-off counter for glasses. Painted timber panelling to the bulkhead and walls. New framed artwork.
Flooring – existing stone tile flooring to be retained throughout. White later addition tiled section in front of bar to be removed and stone tile floor revealed subject to condition. New Amtico oak plank flooring to this area if the marble flooring beneath is compromised and not usable. New nonslip flooring behind the bars. Replacement entrance matting.
WCs – to be redecorated, wall tiles to be retained. Original timber doors with glazed panels to be retained. Painted doors to be redecorated.
New back-to-back banquette seating with low reeded glass screens, fluted timber planters, timber condiment/bin units, perch benches and high tables to be added – no floor fixings. Existing high banquette to be reupholstered.
Lighting – brass wall lamps and existing lobby chandeliers to be refurbished and reinstated. Later addition linear pendants to be replaced with chandeliers. Pendants in bar area to be replaced with different fittings in same locations.
Signage:
Within station – replacement of 2no. 3D built up metal illuminated letter signs on rails positioned behind the transom glazing above the entrance doors plus an additional sign to be located behind the other lobby door. New external seating barriers (non-fixed, lockable castors) consisting of timber planters with branded fabric panels (to replace existing post and fabric panel screens and specified by station to match those recently installed at Costa Coffee). New digital A-board (rechargeable, non-fixed, lockable castors).
Street entrance/façade – removal of existing panel sign with push-through illuminated lettering. New 3D built up metal illuminated letter sign on rails positioned behind the transom glazing above the entrance doors. Existing window vinyls to be removed and replaced with new vinyl lettering applied to inside face of glazing

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] Yes
- [ ] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to drawings included. Works/alterations to the Listed Building affect the non-original elements only - the 'modern' bar fittings. Proposed stripping out of floor is to expose original flooring. Works to exterior is to remove a later addition fascia sign panel and make good the original shopfront.

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Floors

Existing materials and finishes:
Bar Apron area - Mosaic tile (modern hexagonal). Area in front of main bar - white terrazzo square tiles (modern addition). Behind bar (staff area) - safety laminate flooring.

Proposed materials and finishes:
Bar apron area - PATTERNED AMTICO FLOORING - DECOR 'VICTORIAN STAR OTTO DC471' 304.8MM x 304.8MM MODULES SUPPLIED CUT & TAPED , THICKNESS : 2.5MM , SLIP RATING R10+ Area in front of main bar - EXISTING WHITE CERAMIC TILES TO BE REMOVED AND WHITE/GREEN MARBLE FLOOR TILES BENEATH MADE GOOD SUBJECT TO CONDITION. IF THE CONDITION IS UNUSABLE, THEN TO BE MADE GOOD AND OVERLAID WITH AMTICO SIGNATURE HACKFALL OAK PAR0W8790 +36PTV PLANK FLOORING (2.5M) Behind bar (staff area) - ALTRO SAFETY FLOORING ALTRO STRONGHOLD 30 - +55PTV, R12 COLOUR: ABYSS K3001. 3MM THICK.

Type:
Internal walls

Existing materials and finishes:
W1 - Plasterboard/painted ply bulkhead and wall finishes to bar elevation. W2 - WC Walls W3 - Back bar wall

Proposed materials and finishes:
W1 - Shaker style wall panelling to Bar elevation: 100X9MM MDF STRIPS ON PLASTERBOARD/PLY WALL/BULKHEAD (NEW/RETAINED TBC ON SITE) TO BE DECORATED IN DULUX CLASS 1 WATERBASED TRADE PAINT - DULUX 75GG 27/095 LOW SHEEN. CLEAR MATT LACQUER TO PAINTED MDF/PLY ELEMENTS. REFER TO DETAIL DRAWING ELEVATIONS FOR LAYOUT W2 - WC walls: DULUX TRADE PAINT ; FROM FFL TO H1105MM HEIGHT USE COLOUR 75GG 27/095 AND FROM H1105 AND ABOVE USE COLOUR 74GG 60/059 (WALL TILES TO BE RETAINED). W3 - Back bar wall: WHITE WALL TILES: SOLUS CHARMED TEMPT 65x200x8.3MM. GLOSS FINISH. LAID IN RUNNING BOND 1/2 OFFSET. 2MM GROUT: MAPEI KERACOLOR FF 113 CEMENT. GREY AND MAPEI KERAFLEX WHITE ADHESIVE. RETAIN ALL OTHER EXISTING TILED /MOSAIC TILED WALLS, TIMBER PANELLING & MIRRORS AND MARBLE CLADDING TO COLUMNS.

Type:
Internal doors

Existing materials and finishes:
WC internal and cubicle doors - painted laminate doors.

Proposed materials and finishes:
WC internal and cubicle doors - painted laminate doors.

Type:
Lighting

Existing materials and finishes:
Wall lamps - brass Lobby pendants - brass Linear modern pendants - Brushed aluminium with white diffusers Dome pendants - Chrome and Holophane glass Bar pendants - black metal cage style industrial

Proposed materials and finishes:
Wall lamps - brass (refurbish) Lobby pendants - brass (refurbish and add round reeded glass shades) New chandeliers (in place of linear pendants) - brass with opal white glass globe shades New pendants (in place of holophane pendants in dome area) - antique brass and prismatic glass globe pendants New bar pendants - white milk glass and antique brass pendants

Type:
Other

Other (please specify):
Bar counter & back bar shelving

Existing materials and finishes:
1. LIGHT WOOD (BIRCH STAIN) BACK BAR SHELVING AND BAR COUNTER FRONT 2. BLUE/CREAM HEXAGONAL TILED FRONT BAR COUNTER FRONT 3. PLAIN MIRROR TO BACK BAR SHELVING 4. SQUARED ZINC COUNTERTOP

Proposed materials and finishes:
1. STAINED OAK VENEER & SOLID TIMBER CAPPING. STAIN DARK OAK. LOW SHEEN FINISH. [ALL TIMBER/VENEER TO BE TREATED WITH ZEROFLAME FIRE RETARDENT TREATMENT TO ACHIEVE BS EN 13501-1:2018 B ,s2, d0.] 2. PAINTED JOINERY: DULUX TRADE LOW SHEEN COLOUR 75GG 27/95 CLEAR MATT LACQUER. 3. ANTIQUE MIRROR GLASS PANELS TO BULKHEAD AND BEHIND BACK BAR SHELVES (TOUGHENED GLASS) 4. BAR COUNTER TOP: BLACK PORCELAIN STONE BARCOUNTER TOP SPECIFICATION: CAESARSTONE PORCELAIN 510 IMPERMIA 12MM THICK MOUNTED ON MDF/PLY SUBSTRATE FOR RIGIDITY. PROFILED SOLID OAK TRIM. 5. MATT BRASS KICKRAIL, GLASS HANGERS, FIDDLE RAILS.

Type:
Other

Other (please specify):
Joinery item materials

Existing materials and finishes:
1. Black faux leather upholstery to banquette

Proposed materials and finishes:
1. FR Faux leather upholstery to existing banquette: PANAZ 'ASTON' HERITAGE BLUE 196 2. FR Faux leather upholstery to new banquette: SUNBURY 'CANYON' LOAFER 4508 3. Skirting and trim to new banquette: FORMICA METAL LAMINATE 120MM HIGH M6423 BRUSHED BRASS HOMAPAL. 4. High tables: black powdercoated steel square section frames with oak framed BLACK STONE LAMINATE EGGER 'BLACK PIETRA GRIGIA F206 ST9' tops. 5. Joinery: STAINED OAK VENEER & SOLID TIMBER CAPPING STAIN DARK OAK. LOW SHEEN FINISH. [ALL TIMBER/VENEER TO BE TREATED WITH ZEROFLAME FIRE RETARDENT TREATMENT TO ACHIEVE BS EN 13501-1:2018 B ,s2, d0.] 6. Screens to secondary bar counter and to new banquette: TOUGHENED GLASS WITH REEDED FILM TO ONE SIDE (framed in oak). 7. Planters - FLUTED TIMBER CLAD - THE SURFACE STUDIO 'MAXI MILANO'. 8. Faux plants - high quality fire rated faux plant mix by Bright Green.

Type:
Other

Other (please specify):
SIGNAGE

Existing materials and finishes:
1. BLACK POWDERCOATED STEEL RAILS WITH BLACK POWDERCOATED 3D METAL LETTERS WITH INTERNALLY ILLUMINATED OPAL ACRYLIC FACES 2. WINDOW VINYLS - FROSTED / MULTICOLOURED CHALK. 3. BLACK POWDERCOATED FASCIA PANEL FOLDED METAL WITH PUSH THROUGH ACRYLIC LETTERS.

Proposed materials and finishes:
1. PROPOSED 3D BUILT UP METAL LETTERS WITH WARM WHITE INTERNAL ILLUMINATION SUPPORTED ON RAILS INSIDE GLAZING. CUT OUT VINYL LETTERS METALLIC GOLD STRAPLINE SIGN BELOW - ADHERED TO INSIDE FACE OF GLAZING. 2. PROPOSED VINYL WINDOW SIGNS - METALLIC GOLD WITH BLACK OUTLINE CUT OUT VINYL

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Heritage statement and to drawings:
339-100B GA PROPOSED.PDF
339-103A RCP PROPOSED.PDF
339-310A-DE SIGNAGE ELEVATIONS 1.PDF
339-311-DE SIGNAGE ELEVATIONS 2.PDF
339-320A-DE BAR.PDF
339-330A-DE ELEVATION.PDF
339-340A-DE DETAILS.PDF

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Manchester Victoria Station

Date (must be pre-application submission)

21/05/2026

Details of the pre-application advice received

The officer met with Shaun Hopper (SSP) for an on site walkaround and this is a summary from Shaun's notes of what was discussed:
1. No digital screens facing onto the station concourse. The exception being a non-permanent moveable digital A-board. [We have removed digital screens in
the main entrance windows from the works.]
2. Signage at the street side should be the same as the station side i.e. remove the existing panel sign and replace with a rail with individual letters inside the
glazing. [We have added this to our works.]
3. The white tiling in front of the bar – preference is for this to be removed and taken back to the original marble tiling as per the rest of the pub floor, if its not
compromised. The other tiling immediately in front of the bar is fine. [We have revised our proposal to remove the white tiling to expose the marble floor tiles
below unless it is compromised when we strip it out.]
4. No issue with the bar moving forward but can't go past the pillar, that needs to remain fully visible. Need to make sure its not fixed to the wall as is now.
5. No floor fixings including proposed banquette.
6. Window etchings will need to be added to the application as this also needs to be checked and agreed. If similar to now it won't be a problem.
7. Anything that needs fixing to any modern area of the internal walls is fine. For example where the current TVs are above the bar etc.
8. No canopy above the rear door to the outside space is allowed.
9. New lights to the ceiling are fine and he was happy with the solution given
The rest of our proposals did not raise concerns.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days? E.g. All the land is owned by a single individual

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

LISA

Surname

MOSS

Declaration Date

23/07/2026

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

LISA MOSS

Date

23/07/2026